

BOARD VOTES TO INCREASE ASSESSMENTS

At the board meeting held November 9, 2016 the Board unanimously voted to increase the monthly assessments to \$50.00 per month, a \$10 increase.

Assessment History:

- 1999 and several years prior assessments were \$40.00 per month.
- 2000-2003 after Newport community got a new developer, assessments were discounted by \$7.50 per month making assessments \$32.50 per month
- 2004-2005 discounted by \$5 making assessments \$35 per month
- 2006 assessments had no discount and returned to \$40 per month and have remained at \$40 per month for the past ten (10) years

Why the increase when we have all of this new construction and more people paying assessments?

1. Increase in utility bills due to additional street lights.
2. Increase in maintenance due to more common areas in new sections.
3. Increase in maintenance on existing amenities due to age.
4. Purchase of new amenity (golf course).
5. Legal fees to fight a lawsuit filed against the association by Lakewood Development to take away Newport residents rights to access Lake Houston and San Jacinto River.

What am I getting for this increase?

1. A gym that is available to all residents.
2. Community Room that is available at a nominal charge to all residents for parties.
3. Two certificates for one round of golf each. These certificates will be issued to each property owner and will be transferrable. They will have a value of up to \$35 each (no cash value) and may be used by the property owner, sold or given as a gift.
4. Adding a fifth deputy at mid-year if shifts can be split. This would give Newport full coverage.
5. A community that is not overrun with vacant homes.
6. Property values that are increasing due largely to the amenities.

What are assessments in other communities?

Oakhurst at Kingwood is comprised of 2300 homes with a public golf course, pool and park. 2016 Assessments are \$600 and there are no discounts on golf for residents.

Walden on Lake Houston – 2200 homes – only HOA amenity is a boat launch to Lake Houston – annual assessments \$275 plus \$25 annual for boat launch. However, in addition you must pay \$86.50 a month for a social membership to the country club. This entitles you to use the fitness center and dining room.

Pinehurst Atascocita – 2016 Assessment - \$475 annual – 2 pools, 2 tennis courts, parks. Golf Club is totally separate. Pinehurst is one section of the Atascocita Group and the entire community shares the pools, tennis courts and marina. All sections are assessed separately. There is an annual charge for the pools and marina.

Eagle Springs - 2016 assessments - \$825 annual plus charge for access and pool cards. Eagle Springs Community Rooms rent for \$50-\$60 per hour with a \$500 damage deposit. Community Events are comparable to ours.